

**GREENSBORO COMMUNITY RESOURCE BOARD
PUBLIC HEARING
OCTOBER 15, 2009**

A Public Hearing of the Greensboro Community Resource Board was held on Thursday, October 15, 2009, in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 3:00 p.m. The following members were present: Chair Tijuana Hayes, Carolyn Biggerstaff, Kathleen Sullivan, Johanna Cockburn, Joe Wood, Kathy Hartsell, Bennett Hollers, John Martin and Todd Pittman. Staff was represented by Dan Curry, Cyndi Blue, Rhonda Enoch, Barbara Harris, and Dyan Arkin.

CALL TO ORDER:

Chair Hayes welcomed those in attendance and a moment of silence was observed.

APPROVAL OF MINUTES:

Ms. Cockburn moved approval of the September 17, 2009 meeting minutes as submitted, seconded by Mr. Martin. The Board voted unanimously in favor of the motion.

PUBLIC HEARING:

PROCEDURES

Staff presents an overview of the Housing Development RFP Process

The Chair opens the public hearing for comments and calls on speakers in order of sign-in

The Chair closes the hearing at the conclusion of comments

Dan Curry gave a brief overview of the process and then speakers were heard for the purpose of discussing their proposals.

The following speakers came before the Board and gave a 3-minute presentation, giving information to the Board related to their proposal for funding:

Dan Levine – Self Help CDC
Gabrielle Forest – E. Market Street Development Corporation
Andrew Courts – NC Energy Partners
Gene Brown – Housing Greensboro
Patrick Theismann – Beacon Management
George Carr – Beacon Management
David Levy – Affordable Housing Management
Justin Brooks – Affordable Housing Management
Tom Flanagan – Beacon Management
Steve Armstrong – Affordable Housing Management

The public hearing was closed and the Board addressed the next item on the agenda

5. Consider reallocating \$48,000 in uncommitted HOME Program funds to provide down payment assistance to 1st time homebuyers.

Dan Curry stated that a memo included in the packet addresses reallocation of HOME funds to the Greensboro Affordable Home Loan Initiative Program (GAHLI).

The Board is asked to consider the reallocation of uncommitted and unexpended prior year HOME funds to the GAHLI program so that the program may continue to offer assistance to 1st time homebuyers. This will allow up to a dozen qualified families to achieve the goal of homeownership as well as take advantage of a generous tax credit that is ending soon, probably by December 1st.

In response to questions, Rhonda Enoch stated that the amount of the 2nd mortgage can range from \$2,000 up to \$5,500 and the average is around \$4,000. The \$48,000 would be enough to assist between 10 – 12 households with down payment and closing assistance. Prospective 1st time homebuyers go through counseling and homebuyer education and staff works with them to get them through the process. The City also partners with other non-profit organizations to make homeownership possible. Over a thousand clients have been assisted to become homeowners. Some have hit a hardship because of the economy, but they have contacted staff to gain information about available assistance.

After some discussion, Ms. Hollers moved to allow the \$48,000 to be used in the GAHLI program, seconded by Ms. Sullivan. The Board voted 9-0 in favor of the motion.

6. Consolidated Plan Development Update

Jeff Sovich, HCD Neighborhood Planner, stated that a stake-holder advisory committee has been established for helping to introduce the Consolidated Plan. Members have contributed many great ideas about existing sources of information that can be consulted in the plan development process as well as some great input on methods that can be used for public outreach. Rules and responsibilities were presented to the committee members and they will continue to meet on a regular basis. Ms. Biggerstaff and Ms. Sullivan are serving as CRB representatives on that committee, with Ms. Hayes as an alternate.

In regard to a time line, RFP's have been issued for consultant services to assist with developing the plan and several proposals have been received. A selection will be made tomorrow and that process will be initiated so the consultant team can get started. It is hoped that a draft of the plan will be available by Thanksgiving.

OLD BUSINESS

None.

NEW BUSINESS

None.

Chair Hayes stated that the week of November 15th – 21st is American Education Week and asked members to visit their local schools.

SPEAKERS FROM THE FLOOR

Beth McKee-Huger, Greensboro Housing Coalition, stated that there will be a Housing Summit on February 23rd, 2010, with Carolyn Biggerstaff serving as the Event Planner. More information will be available at a later date.

Ms. Hollers stated that she would like more information about the Housing Hotline and other agencies that help people with housing to refer some of her clients to. Ms. McKee-Huger stated that she would be glad to provide more information.

Ms. Biggerstaff urged the Board members to become volunteers for the Housing Coalition.

City Council member Diane Bellamy-Small thanked the members for their participation on the Board. She invited Board members to attend a GTA Board meeting to see all the improvements and updates that are being made. She asked the Board to make an effort to provide people in the northwest and western area of Greensboro with affordable housing.

Mary E. Black, Arlington Park Neighborhood, stated that she is concerned about affordable housing in her area and also she has been trying to get a fence around the cemetery on S. Elm-Eugene Street. She would also like to see money made available to restore a house in the area for a resource center in the neighborhood. There are also problems with vagrants sleeping on the porch of the church and there are wine bottles left there.

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There being no further business before the Board, the meeting adjourned at 5:31 p.m.

Respectfully submitted,

Dan Curry, Ex-Officio
Greensboro Community Resource Board

DC/jd